

## Vista Condominiums: Affordability combines with tax rebate, \$8,000 tax credit, \$8,000 developer cash incentive

3838 Partners LLC

Located on Rainbow Boulevard off of 39th Street near KU Medical Center, Vista Condominiums is a 15-story condominium residence offering studio, one-bedroom and two-bedroom floor plans that include balconies with panoramic views of the medical center campus and beyond to downtown.

The Vista is within walking distance for those in school or working at KU Medical Center and to the 39th Street entertainment district. For those who commute to work, Interstate 35 is less than a mile north of the property, making downtown and airport access convenient.

Brandon Carlson, a KU medical student, said, "I love the fact that I can leave my car at home and walk to work. It's convenient, economical and environmentally a good thing to do,"

The standard condominium package at the Vista includes granite countertops and custom cabinetry, stainless steel appliances, floor-to-ceiling travertine tile in the bathrooms, walk-in showers, Berber carpet and more. All units come with covered parking included.

Dan Quinn of Quinn Real Estate Co., a new member of the Vista marketing team, commented on the auspicious climate for buyers. "With the first-time homebuyers' tax credit of \$8,000, plus an additional cash incentive offered by the developer of \$8,000, which can be used towards upgrades, homeowner association dues or closing costs, buyers stand to gain a great product at a discounted price and recoup a significant portion of their down payment," he said.

Homebuyers can also take advantage of a 10-year real estate rebate program. The unified government of Wyandotte County has approved the Vista Condominiums to be a part of its Neighborhood Revitalization Tax Rebate Incentive Program. Enrollment in this program saves the buyer 95 percent of the increase in assessed tax. In other words, the owner pays only 5 percent of the increase in taxes over the next 10 years.



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To take advantage of the first-time homebuyers' tax credit, buyers must close on the home no later than Nov. 30, so those interested should act now to take full advantage of an historical opportunity in home purchasing. Vista Condos is also offering a 5 percent commission paid to all co-op agents.

The building's upscale amenities are a real attraction and offer great spaces for business and social venues. Amenities include a heated pool and grilling deck, fitness center with massage room, conference room, 24-hour doorman, secured parking and theater and billiard rooms. Wireless Internet connection is provided throughout the common areas. In addition to all of this, there is an onsite property manager.

Affordable prices, convenience, a 10-year real estate rebate program, \$8,000 tax credit, \$8,000 developer cash incentive and proximity to the restaurants and entertainment options along the 39th Street corridor have drawn the attention of buyers from all parts of the metropolitan area, especially, the University of Kansas Medical Center, the marketing team said.

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### **Vista Condominiums**

- **Prices:** \$89,000 to \$202,500.
  
- **Location:** 3838 Rainbow Blvd., Kansas City, Kan.
  
- **Hours:** Noon-5 p.m. Tuesday through Friday, noon-4 p.m. Saturday and Sunday, anytime by appointment.
  
- **Contact:** Lee Hayes at 913-432-3838.
  
- **Web:** [www.VistaCondosKC.com](http://www.VistaCondosKC.com).

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